



FEMA's Flood Map Modernization

Frequently Asked Questions

How will the new maps affect me as a homeowner?

Neighborhoods across Florida will be affected differently by these map changes. There will be some properties that aren't affected – their risk to flooding remains the same. Other properties will be mapped into a higher-risk area and/or show a new Base Flood Elevation (The height of the base flood – or area of land that has a 1 percent chance of flooding in a given year – in feet). Some properties will be mapped into a lower-risk area than before. No matter what the effect is, homeowners should learn what their risk to flooding is using the new flood hazard maps, so that they can decide how best to financially protect their property.

What will happen if I am mapped from a low- or moderate-risk area to a high-risk area?

If the new maps – once adopted – indicate the building on your property is now at a higher risk for flooding, you will be required to purchase a flood policy if you carry a mortgage from a federally regulated lender. If you do not have a mortgage, it is still recommended that you purchase flood insurance. Over the life of a 30-year loan, there is about a 3 times greater chance of having a flood in your home than having a fire (FEMA–2005 National Statistic). And most homeowners' insurance policies do not provide coverage for damage due to flooding.

If your building is redrawn into a high-risk area, there are lower-cost options available through the National Flood Insurance Program (NFIP) "grandfathering" rule to recognize policyholders who have built in compliance with the flood map in place at the time of construction or who maintain continuous coverage. These rules allow such policyholders to benefit in the premium rating for their building.



However, property owners should always use the new map if it will provide them with a more favorable premium. Contact your local insurance agent to learn more about what your options are.

What will happen if I am mapped from a high-risk to a low- or moderate-risk area?

When a building moves to a low- or moderate-risk area, there is no longer a federally mandated requirement to purchase flood insurance. However, the risk has only been reduced, not removed. Flood insurance is still recommended, as 20-25% of all NFIP flood claims occur in these areas (FEMA – 2005 National Statistic). Upon the adoption of the new maps, you may be eligible for a lower-cost Preferred-Risk Policy (PRP) for as low as \$112. Through your insurance agent, it is simple to submit a PRP application and insured-signed conversion form to avoid any gaps in your flood coverage.

Find Out More

Your local government officials (counties and cities) and local insurance agents should be your first contact to find out more about YOUR flood risk, floodplain management or flood insurance.

Useful Web Sites

www.sfwmd.gov/floodmaps
www.floodsmart.gov
www.fema.gov



sfwmd.gov

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